



47 High Street, Selsey, PO20 0RB

Guide Price £295,000 (Freehold)

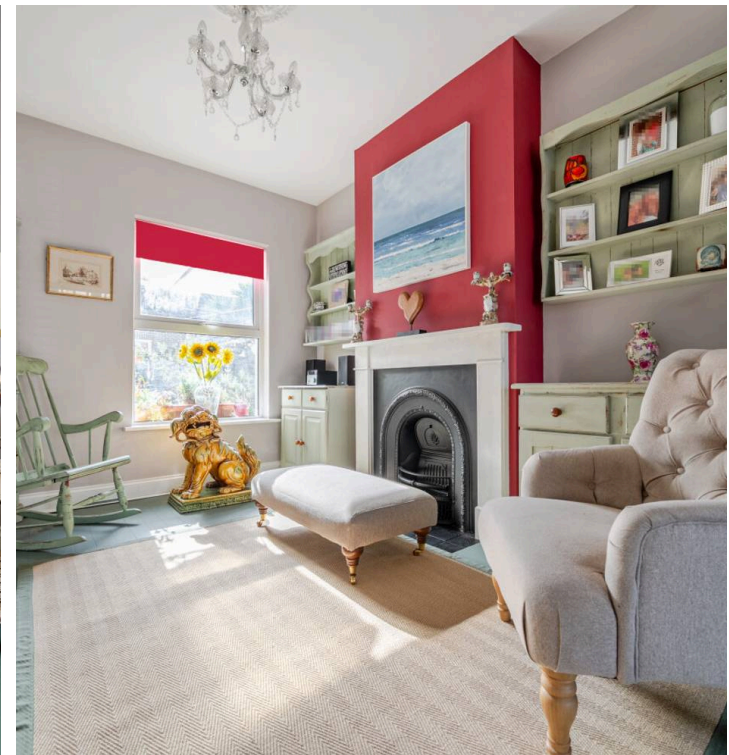
# 47 High Street

Selsey, Chichester

This well-presented three bedroom end of terrace house is offered to the market with no forward chain, making it an ideal choice for buyers seeking a straightforward move. The property features a spacious open plan living room, perfect for relaxing or entertaining guests, with dining area that provides an excellent setting for family meals or formal gatherings. The good sized kitchen/breakfast room offers ample storage and workspace, with plenty of room for a breakfast table. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families or professionals. Additional benefits include double glazing, gas central heating, and a modern family bathroom.

Outside, the property boasts a private rear garden which is mainly laid patio that is easy to maintain and perfect for outdoor dining or summer barbeques. The garden is enclosed by fencing, offering a safe environment for children and pets. To the front, there is off road parking, ensuring convenience for residents and visitors alike. The location is on the High Street within easy reach of all the local schools, shops, and transport links. Early viewing is highly recommended. **Council Tax band: C, EPC Energy Efficiency Rating: D**

- Three Bedroom End of Terrace House
- No Forward Chain
- Large Open Plan Living Room with Dining Area
- Good Sized Kitchen/Breakfast Room
- Modern Bathroom
- Off Road Parking





FIRST FLOOR



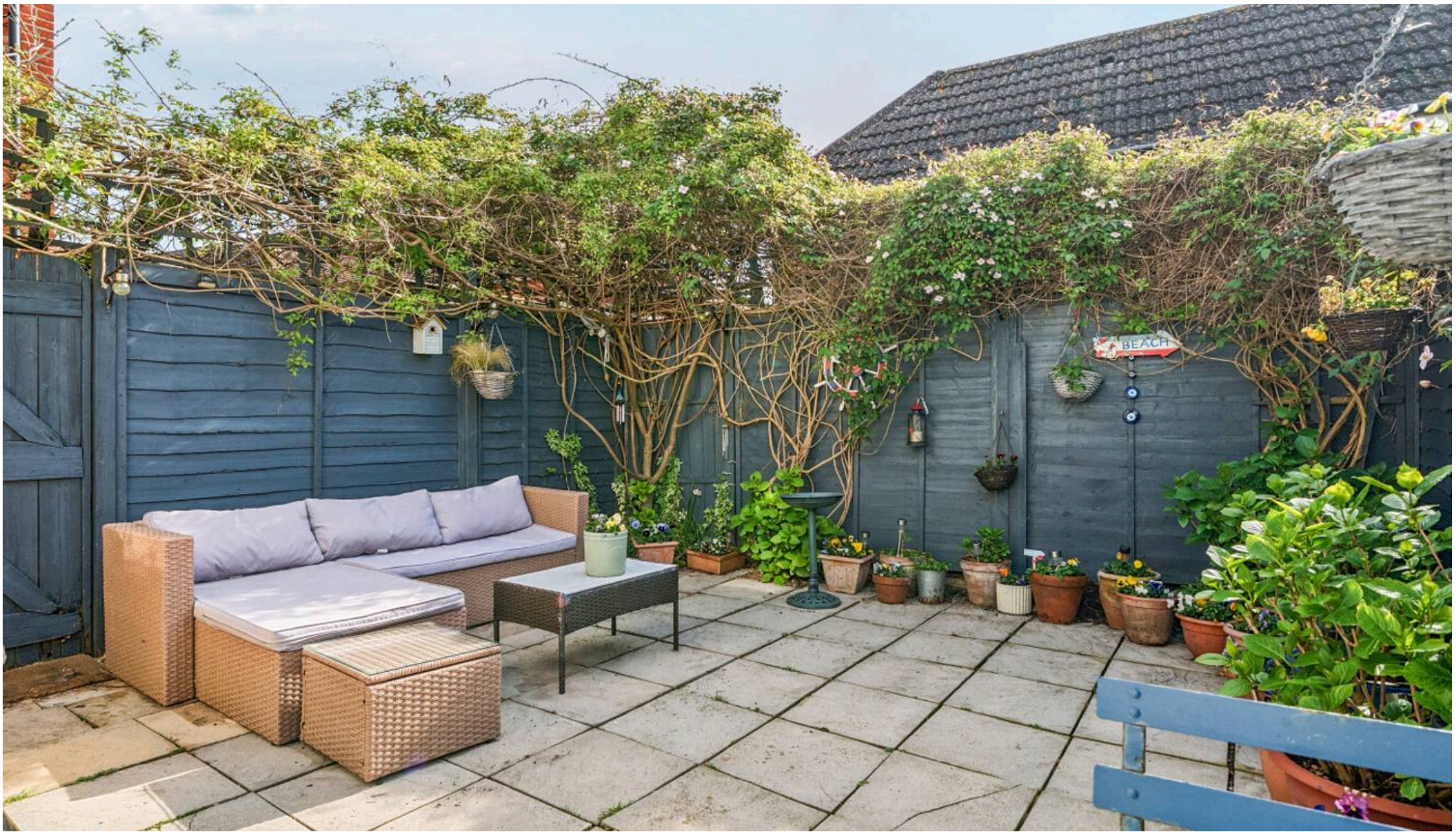
GROUND FLOOR

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale







## Henry Adams - Selsey

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any